

From: [Benton, Marvin](#)
To: [Coltrain, Katrina](#); [Nixon, Lance](#)
Subject: RE: REPLY from Marvin Benton--Property (b) (6), Bristow, OK, 74010 and Request for Access
Date: Tuesday, January 19, 2016 9:49:48 AM

Katrina:

I just read your email. Please direct your efforts at obtaining consent from the current owner.

If the property should sale you should then pursue getting written consent from the new owner.

Thanks,

Marvin Benton
 Senior Staff Attorney
 Superfund Legal Branch
 Office Phone: 214-665-3190
benton.marvin@epa.gov

From: Coltrain, Katrina
Sent: Tuesday, January 19, 2016 7:23 AM
To: Benton, Marvin; Nixon, Lance
Subject: FW: Property (b) (6), Bristow, OK, 74010 and Request for Access

Marvin, Please see the attached emails for more detail related to my summary.

In May/June 2015, we were not able to sample the yard at (b) (6) because we could not locate the owner to obtain access. As explained below, the property is in foreclosure and undergoing a Short Sale. We will not be out in the field to sample the yard until summer 2016. Should we obtain access from the current owner, only to turn around in the near future (assuming it sales) to obtain access from the new owner? I am thinking that we get access in the event that it does not sale and request that the property management firm let us know when it sales so that we can contact the new owners to obtain access for sampling if we have not already sampled under the current owner.

Thoughts?

Katrina Higgins-Coltrain
 Remedial Project Manager
 US EPA Region 6
 LA/OK/NM Section (6SF-RL)
 1445 Ross Avenue
 Dallas, Texas 75202
 214-665-8143

From: Kaitlin Wilson [<mailto:kwilson@ppmoo.com>]
Sent: Friday, January 15, 2016 5:37 PM
To: Coltrain, Katrina
Cc: Todd Downham; Nixon, Lance
Subject: Re: Property (b) (6), Bristow, OK, 74010 and Request for Access

Ms. Coltrain,

I have been speaking with Lance, as I explained to him we are the property management company for this home and (b) (6) is the owner. This home is undergoing a Short Sale, meaning the home is in foreclosure. Unfortunately I have been unable to get in to contact with (b) (6) as well. Can you explain a little what the soil testing would involve? Would this be a small amount or digging a large hole?

I do have a Property Management Agreement with Mr. Talent, I have attached it. Please look over it and see if you think this would be sufficient for allowing access.



Kaitlin Wilson
Property Manager
Main Phone: [405-384-8353](tel:405-384-8353)
Direct Phone/Fax: 405-260-9609
KWilson@ppmoo.com
www.ppmoo.com

On Tue, Jan 12, 2016 at 12:43 PM, Coltrain, Katrina <coltrain.katrina@epa.gov> wrote:

Ms. Wilson, my name is Katrina Higgins-Coltrain, and I am the Environmental Protection Agency Remedial Project manager for the Wilcox Oil Company Superfund Site. I have been working with Todd Downham of the Oklahoma Department of Environmental Quality to get a better understanding of the site as well as the concerns of the community. I am also working with Lance Nixon, EPA. It is my understanding that you and Lance have talked about the site and our request for access to the property located at (b) (6) Bristow, OK, 74010. Based on that conversation we understand that you are the property management firm for the property and that (b) (6) is the owner of record.

The Wilcox Oil Company Superfund Site is located across the street from (b) (6) and encompasses approximately 125 acres. Attached for your information is some site literature that describes the site and also describes the Superfund Process. I have also attached some health fact sheets (ATSDRToxFAQs) on the contaminants we know to be present at the site. In March/April time frame of this past year, we attempted to contact (b) (6) in order to request access to the property and perform soil testing. We were not successful at that time. Any assistance that you may be able to offer us in contacting (b) (6) or perhaps passing our contact information onto (b) (6) so that he may contact us would be greatly appreciated. I have attached a blank access consent form for (b) (6) review and consideration. Should (b) (6) agree to sign the form, it can be either emailed to me or sent by mail to my address as listed below.

Please do not hesitate to call me at 21-665-8143 or [1-800-533-3508](tel:1-800-533-3508), or call Todd Downham, ODEQ, at [405-702-5136](tel:405-702-5136), should you have questions or concerns about the site or your property.

Thank you for your time and continued interest in the site.

Additional site resource links.

<http://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0604942>

<http://www.deq.state.ok.us/lpdnew/SF/Superfund%20Project/SF%20Site%20Summaries/WilcoxRefinery.html>

Katrina Higgins-Coltrain
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